LAND LE ACT
Form 17
(Sections 151, 152 (1), 220)
APPLICATION

mitting this application for registration of a leasehold interest, applicants should check and satisfy themselves as to the tax position, including the Crown Provincial, a municipality, and improvement, water and irrigation districts.

TRUE VALUE:

URE OF INTEREST: CHARGE
URE OF CHARGE: LEASE

Herewith Fees of $

Address of persons entitled to be registered as owner, if different than shown in instrument

Full name, address, telephone number of person presenting application

(Signature of applicant,
solicitor or authorized agent)

Province of British Columbia

Ministry of Forests and Lands

LEASE

THIS LEASE executed in triplicate and dated for reference the 10th day of March, 1988.

LEASE No. 102220

FILE No. 054581

IN PURSUANCE OF THE LAND ACT (section 35) and the LAND TRANSFER FORM ACT.

Between: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, represented by the Minister of Forests and Lands, Parliament Buildings, Victoria, British Columbia;

(hereinafter called the "Lessor") OF THE FIRST PART

and THE CAMP THUNDERBIRD SOCIETY
(Society No. 4808), of
880 Courtenay Street
Victoria, British Columbia

(hereinafter called the "Lessee") OF THE SECOND PART

WITNESS THAT WHEREAS the Lessor has agreed to grant to the Lessee a lease over that parcel of land described in the schedule attached entitled Legal Description (hereinafter referred to as the "Land");

NOW, THEREFORE, in consideration of the rental to be paid by, and the covenants of, the Lessee, the parties agree as follows:

Article I—Grant of Lease

(1.01) The Lessor, on the terms set forth herein, hereby demises and leases to the Lessee the Land, save and except those portions of the Land that consist of trails, roads, highways, water courses, or that are covered by water at the date hereof, for the purpose described in the schedule attached entitled the Management Plan (hereinafter called the "Management Plan").

Article II—Term

(2.01) TO HAVE AND TO HOLD the Land unto the Lessee for a term of thirty years commencing on the 14th day of April, 1988 (hereinafter called the "Commencement Date").

Article III—Rent

(3.01) YIELDING AND PAYING THEREFORE for the term the rent as prescribed in the Rental Schedule attached.

Article IV—Covenants of the Lessee

(4.01) The Lessee covenants with the Lessor

(a) to pay rent when due at the address of the Lessor first above written or at such other place as the Lessor may specify by notice in writing;

(b) to pay and discharge when due all applicable taxes, levies, charges and assessments now or hereafter assessed, levied or charged which relate to the Land or any improvements thereon (herein called "Realty Taxes");

(c) to observe, abide by and comply with all applicable laws, bylaws, orders, directions, ordinances and regulations of any competent governmental authority in any way affecting the Land and improvements situate thereon, or their use and occupation;

(d) to keep the Land in a safe, clean and sanitary condition satisfactory to the Lessor, and on written notice from the Lessor, to make safe, clean and sanitary any portion of the Land or any improvements that, in the opinion of the Lessor, contravenes the provisions of this covenant;

(e) not to commit or suffer any willful or voluntary waste, spoil or destruction on the Land or to do or suffer to be done thereon anything that may be or become a nuisance or annoyance to the owners or occupiers of adjoining land;

SCHEDULE "A"

Province of British Columbia

Ministry of Environment, Lands and Parks

Legal Description Schedule

Lease No. 102230 File No. 0054581

1. Legal Description

Sections 55 and 58, Goldstream District together with that part of Section 62, Goldstream District west of a line commencing at the southeast corner of Section 56, Goldstream District, thence in a southerly direction to the intersection of the northenmost point of Section 118, Sooke District and the westerly boundary of said Section 62

2. The Lessee covenants and agrees that this Lease and the term herein granted is subject to the statutory right-of-way granted to British Columbia Hydro and Power Authority as defined on Plan 2212RW on file in the Victoria Land Title Office for the purpose of constructing, operating and maintaining electrical power transmission lines.

3. Sketch Plan